

**17/33 Malvern Avenue, Manly, NSW 2095**

STONE

**Apartment For Sale**

Thursday, 8 February 2024

17/33 Malvern Avenue, Manly, NSW 2095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 148 m2**

**Type: Apartment**



Eddy Piddington  
0481007320



Lachlan Phillips  
0478790993

## **Auction - 2nd March 4.00pm**

From a soaring sixth floor vantage point within the 'Malvern Towers' security building, this impressive apartment reveals spectacular ocean views that sweep from Queenscliff beach down to Shelly headland and Manly Village. Exceptionally bright and spacious, comfortably modern and blessed with a large covered seaside balcony, its peaceful setting is literally footsteps from the beachfront.- Overly spacious living room and separate dining area with side bar and library- Easy flow through new glass stacker doors to a covered seaside balcony with views, ceiling fans throughout- Tidy kitchen with dishwasher and servery to dining area offers scope to enhance- Generous bedrooms with built-ins and ocean/district views, master with ensuite - Neat and complete full bathroom, separate laundry, timber floors, lift access- Step out the door and it's footsteps to the sand, surf, cafes and restaurants- Stroll down the seaside promenade to The Corso, Manly Wharf and vibrant eateries - Rare 2 car parking includes auto lock up garage plus secure underground parking Council rates: \$403pq approx. Water rates: \$173pq approx. Strata levies: \$2,506.36pq approx.